Action Plan

Grantee: Clark County

Grant: B-11-UN-39-0009

Grant Amount: \$ 1,105,306.00

Status: Reviewed and Approved

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The County proposes to use NSP funds to acquire, rehabilitate and resell five units of foreclosed or abandoned properties to moderate income households in the targeted neighborhood of Park Layne Manor. An additional two units will be acquired, rehabilitated and used as rental property for Development Disabled adults to meet the required 25% set-aside for households earning less than 50% of median income. These funds will also be used for payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities including salaries, wages and related costs for all staff engaged in program administration. All costs will be paid in accordance with 24 CFR 570.205 and include all categories included for allowable charges to program administration.

How Fund Use Addresses Market Conditions:

The proposed activity would address local market housing conditions by absorbing, vastly improving, and selling to income eligible households, abandoned or foreclosed single family housing units in an area which is still relatively stable, but experiencing a growing problem with mortgage foreclosures. It will support current relatively decent prices, fill vacant units and stabilize and improve overall property values in the area.

Data Sources: The primary data source was the HUD Foreclosure Need website and information obtained there. A printout of all block groups in Clark County was obtained. From this, areas were removed that were in the City of Springfield, as well as those that did not meet the required qualifying NSP 3 score. Then discussions were held with groups with which the County might partner with the county to make the program work. The County also considered eligible areas where the County has made an effort to target other activities to support neighborhood stabilization and revitalization. As the County narrowed down the target area possibilities it supplemented the HUD data with updated U.S. Census data from American Fact Finder for the period 2005-09.

Determination of Areas of Greatest Need: In selecting areas of greatest need, Clark County reviewed HUD data for all block groups in the County outside the City of Springfield. There were only two block groups in the "20" rating range. One has zero foreclosed dwelling units and the other has only 27 units. Neither is practical for NSP action. There are eight block groups which fell in the "19" range. The County has selected four of the eight block groups as areas appropriate and viable for NSP3 activities. Clark County is designating two distinct areas, and four block groups, as the target areas for NSP 3 funded activities. These include three adjacent block groups in Park Layne Manor, Bethel Township, BG 2901.1, 2901.3 and 2901.4. The other is Meadowbrook, Springfield Township, BG 1000.02 (aka "Sunny-land" Subdivision).

Based on the information and discussions concerning the potential target areas, and a review of the data and past local endeavors, it was decided that the ideal area to concentrate NSP 3 Activity 1 (acquisition/rehab/resale of foreclosed properties) is the Park Layne Manor subdivision in Bethel Township just south of the City of New Carlisle. The HUD NSP 3 data indicated that block groups 2901.1, 3 and 4 were all at the 19 level and above the 17 level for the State of Ohio. In addition, all three had almost, or over 70% of the population below the 120% of area median income. Combined they required a total of 4 units to be completed to meet the 20% improvement requirement. This was a level within reach of the County NSP 3 funding level for Activity

1. More recent Census update information indicated a relatively high median income level, decent employment, and a high (70% plus) level of homeownership. Now, the County considered that this data might not reflect the worst adverse effects of the recession. However, they are good numbers to start with. The County also did visual observations of housing conditions, current vacancies, USPS vacancy numbers, boarded housing, houses for sale and such. All were found to not be extreme. Based on the HUD data for block groups these contain 670 dwelling units, almost all of which are single-family units. USPS data indicated there were 19 (2.8%) units vacant more than 90 days. There were 12 foreclosure starts in the past year. However, there were signs of distress, including roughly 80 units in the area that are 90 days delinquent on mortgage payments, or in foreclosure. In addition, two other factors weighed heavily on the selection of these three block groups for this activity. These block groups were one of the County NSP 1 target areas under the State of Ohio program where demolition activity is underway. It is also a target area for the County Formula CDBG program that is funded via the State of Ohio. In the past year the County targeted about 2 million dollars in Formula CDBG, and other funds, into road and bridge improvements in this area.

Based on the information and discussions with partners concerning the potential target areas, and a review of data, it was decided to concentrate activity 2 (acquisition/rehab or reconstruction for rental housing for <50% median income

developmentally disabled residents) in block group 1000.02. This area is in Springfield Township, immediately adjacent to the south side of the City of Springfield. The HUD NSP 3 data indicated this block group is at the "19" level and above the "17" level for the State of Ohio. In addition, 66% of the residents have incomes below 120% of area median income. This area requires a total of 2 units to be completed to meet the 20% improvement requirement. This is a level within reach of the County NSP 3 funding level. Based on the HUD data this block group contains 275 dwelling units, almost all of which are single-family units. USPS data indicated there were 21 (7.6%) units vacant more than 90 days. There were 7 foreclosure starts in the past year. There are roughly 35 units in the area that are 90 days delinquent on mortgage payments, or in foreclosure. A visual review of the area indicated that, while it is showing signs of some deterioration, it has not reached a substantial level as yet. Being able to upgrade two (2) units in the area would have a positive impact.

In addition, another factor weighed heavily into the selection of this area for this activity. The County is proposing to purchase two dwelling units for use by The Housing Connection to provide rental housing for very low income, developmentally disabled persons. This is a very attractive location for such units since the sheltered workshop, where many of these persons are employed, is just a short distance away. That, in addition to the review of the available data, was a major factor in selecting this area.

Fulfillment of Requirements of the Recovery Act: These activities fulfill the requirements of Section 2301(c)(2) of HERA, as amended by the Recovery Act and the Dodd-Frank Act by providing distribution of funds to initiate neighborhood stabilization activities in an area that provides a large source of affordable housing for moderate income individuals and young first time homeowners. This neighborhood has been affected deeply by high unemployment rates and subprime lending. Although it is one of the County's more stable areas for affordable housing for moderate income earners, it has been affected by large numbers of vacant and foreclosed property. The County has targeted this area for stabilization activities in NSP 1 and has targeted funding under the Formula CDBG program for considerable infrastructure improvements in 2011 in support of stabilizing the area.

These activities support the intent of the Frank-Dodd Act by providing disbursement of funds to allow neighborhood stabilization activities that reduce slum and blight in neighborhoods affected by the foreclosure crisis by acquisition of vacant and foreclosed properties that will be sold or rented to income eligible individuals, thereby providing affordable housing and stabilizing depreciating housing values in the existing targeted neighborhoods. It also meets the Frank-Dodd Act and CDBG purpose of providing housing affordable to LMMI (Low, Moderate and Middle Income), including a portion affordable for those under 50% of median income.

Public Participation Plan: The County has made available on the website in accordance with HUD regulations the entire abbreviated action plan including maps and supporting documentation for a 15-day public comment period. The application and supporting documents was made available for public comment from February 10, 2011 thru February 25, 2011. Additionally, a notice was published on February 10, 2011 that described the proposed activities with budget as well as location, availability and public comment period with contact information relating to the availability of the physical NSP3 application for review. An amendment to the Plan was posted on the County website with a 15-day comment period and adopted on May 6, 2013.

NSP3 Activity Description – Activity 1 – Acquisition/Rehabilitation/Resale - Homeownership

Acquisition/Rehabilitation/Resale - Homeownership: Clark County proposes to use the majority of NSP 3 funds to undertake the purchase/rehabilitation/resale of five single family homes in the three block groups identified in Bethel Township. This unincorporated area is just south of the City of New Carlisle, and is known as Park Layne Manor. The County will partner with the experienced nonprofit developer Neighborhood Housing Partnership of Greater Springfield (NHP-GS) to carry out Activity 1.NHP-GS will also provide required housing counseling for households purchasing units under this program. In carrying out this activity in the selected block groups, the County will assist NHP-GS to identify and pursue the purchase of abandoned or foreclosed property as defined in the NSP 3 regulations. NHP-GS shall purchase the property in its name financed by the County NSP 3 funds. NHP will prepare work specifications and cost estimates for the rehabilitation of the property to the standards adopted by the County, and in accordance with NSP 3 regulations. NHP-GS will bid the proposed construction project with the County having final approval for contractor selection. NHP-GS will be responsible for construction management including periodic inspection and the County will provide for all legally required inspections and final approval of work. NHP-GS will, during rehabilitation and afterward, market the property to households with an income of less than 120% of the area median income. A local Realtor will be engaged to assist in this endeavor. Upon sale, the County will take a second mortgage for the subsidy involved in the sale. The second mortgage amount will be the direct assistance provided to the homebuyer. The second mortgage amount will be the difference between the a) the lesser of total development costs or the after-rehabilitation appraised value of the home; and b) the final purchaser accepted sales price. This is likely to be less than \$15,000 for each home. If the NSP3 second mortgage amount is \$15,000 or below, the second mortgage will be a 0% 5 year forgivable (1/60th of the second mortgage amount forgiven each month) non-amortizing mortgage. If the amount is between \$15,001 and \$40,000, the NSP3 second mortgage will be a 0% 10 year forgivable (1/120th of the second mortgage amount forgiven each month) non-amortizing mortgage No payments will be required as long as the house is used as the homebuyer's primary residence. Any balance of the second mortgage will be paid from available proceeds upon resale of the home, if resold within the affordability period.

Proceeds from Sale

The proceeds received for the resale of the first of the five homes to be assisted with NSP3 funding will be returned to the County as program income and used for purposes permitted under the NSP3 program and regulations. The County would retain 10% of program income for program administration. 25% of the Program Income will be used for NSP3 eligible projects serving households earning at or less than 50% of area median income.

The Proceeds from the Sale of the remaining four NSP3 assisted homes will be retained by the nonprofit NSP3 developer, Neighborhood Housing Program of Greater Springfield (NHP-GS) to be used for affordable housing purposes. More specifically, the proceeds from sale will be used by NHP-GS to establish an emergency home repair loan fund for low and moderate income homeowners (earning less than 120% of median income) living in Clark County. If needed, a small portion of the proceeds may be used to assist in the rehabilitation of an NSP3 home serving households earning at or less than 50% of area median income. The program guidelines and procedures will be reviewed and approved by the County previous to Revolving Loan Fund implementation.

Activity Benefits

The proposed activity would address local market housing conditions by absorbing, vastly improving, and selling to income eligible households, abandoned or foreclosed single family housing units in an area which is still relatively stable, but experiencing a growing problem with mortgage foreclosures. It will support current relatively decent prices, fill vacant units and stabilize and improve overall property values in the area. As noted, the County second mortgage will bear no interest. The duration of the mortgage will depend on the amount of program subsidy. Beneficiaries will be low and moderate income homeowners. The program will make available at least five renovated single family dwelling units for sale to households with incomes up to 120% of the area median income. This will provide affordable home ownership to five households in this income range. The activity will produce at least five extensively renovated single-family dwelling units.

The actual target area for this activity has one commercial enterprise, a small convenience store. The remainder is residential. All of Clark County is deemed to be the appropriate Section 3 area for hiring and use of local small businesses. NHP has all local staff; they will use local Realtors and maintenance firms on acquired property. The County's present list of rehabilitation contractors, which will be provided to NHP-GS, are all local firms who hire local persons to work on projects. Contractors will be required to submit Section 3 hiring plans and, to the maximum extent feasible, hire employees from Clark County.

NSP3 Activity Description – Activity 2 – Acquisition/Rehabilitation/Rental – 50% of median income housing

Clark County proposes to undertake the purchase/rehabilitation/rental of one house in a designated block group in Springfield Township adjacent to the City of Springfield. This home will be acquired and rehabilitated by NHP-GS. NHP-GS shall purchase the property in its name financed by the County NSP 3 funds. NHP-GS will prepare work specifications and cost estimates for the rehabilitation or reconstruction of the property to the standards adopted by the County, suitable for the DD population, and in accordance with NSP 3 regulations. NHP-GS will bid the proposed construction project with the County having final approval for contractor selection. NHP-GS will be responsible for construction management including periodic inspection and the County will provide for all legally required inspections and final approval of work.

NHP-GS will then, on behalf of Clark County, donate the home to The Housing Connection of Clark County, Inc. – a nonprofit agency experienced at providing assisted housing for persons with developmental disabilities in the County. Upon completion of the rehabilitation/reconstruction of the unit, Housing Connection, in conjunction with Clark County Board of Developmental Disabilities, will identify tenants for this unit. It is estimated that there will be one tenant per bedroom. The house is expected to be a two bedroom home. Thus, a two-bedroom house would provide permanent housing for two DD tenants. As noted elsewhere, this block group is located near the sheltered workshop for the developmentally disabled. This is one of the particular attractions of this area for this housing.

Since the rental income is restricted to an amount affordable to 50% of median income for a two bedroom home, there is only sufficient rental income to pay maintenance and operating expenses – and not a bank mortgage. Thus, the County will take a first position mortgage for the amount of the total investment in the property (property acquisition, rehabilitation costs, developer's fees, environmental review, and all other fees).

The rehabilitated house will be provided with a 15-year, 0%, non-amortizing, first mortgage beginning on the date of donation to Housing Connection. No payments will be required. Repayment of the total project cost will be required if, within the mortgage timeframe, the house is no longer used for housing for very low income developmentally disabled residents or charges a total rent for the home that is not affordable to a very low income household. Housing Connection will provide the County documentation of tenant income in advance of leasing any room in the home to that resident during the affordability period, as well as the total rent to be charged for the home.

As noted in the Program Summary, the County must expend 25% of the NSP 3 grant and program income to benefit households up to 50% of the median income of the area. Developmentally disabled assisted persons all qualify both as a designated group (handicapped) and by income since virtually all are on SSI, and many have Section 8 vouchers. The County has budgeted \$294,777 of NSP3 funds, over 25% of its allocation, for housing for those earning less than 50% of median income. This house will have additional features appropriate for developmentally disabled residents earning less than 50% of median. The activity will make available dwelling units available to persons whose incomes are up to 50% of the area median income.

Proceeds of Sale

There will be no proceeds from sale from Activity 2, since the rent levels affordable to households earning below 50% of median income do not provide sufficient cash flow, after payment of maintenance and operating expenses, to enable a mortgage for the purchaser (Housing Connection) to use at sale.

Activity Benefits

Continued affordability is assured via the 15-year mortgage for the total investment in the property (property acquisition, rehabilitation costs, developer's fees, environmental review, and all other fees). Also, ownership by an organization committed to providing housing for handicapped persons also assures continued affordability. The proposed activity will address local market conditions by absorbing, vastly improving, and renting to income eligible households a vacant, abandoned or foreclosed single family housing unit in an area which is relatively stable, but experiencing a growing problem with mortgage foreclosures. It will support current relatively stable prices, fill and upgrade vacant units, and stabilize and improve overall property values in the area.

Beneficiaries will be handicapped person(s) who will be provided decent, safe and sanitary rental housing. The activity will produce a renovated dwelling unit for developmentally disabled persons whose income is below 50% of the area median income. An added benefit is that there would not be other housing in this neighborhood affordable to households earning less than 50% of median income without the NSP3 housing support, particularly those with developmental disabilities.

The actual target area of one primarily residential block group has virtually no commercial enterprises. All of Clark County is deemed to be the appropriate Section 3 and vicinity area for hiring and use of local small businesses. NHP-GS and Housing Connection have all local staff; they will use local Realtors and maintenance firms on acquired property. The County present list of rehabilitation and reconstruction contractors includes local firms who hire local persons to work on projects. Contractors will be required to submit Section 3 hiring plans and, to the maximum extent feasible, hire income qualified persons from Clark County. These activities support the intent of the Frank-Dodd Act by initiating neighborhood stabilization goals to reduce slum and blight in neighborhood impacted by foreclosure through the acquisition of foreclosed and abandoned properties that will be used as rental property for developmentally disabled adults who earn up to 50% of median income, thereby providing affordable housing and stabilizing depreciating housing values in the existing targeted neighborhood.

NSP3 Activity Description – Activity 3 – Acquisition/Reconstruction/Rental – 50% of median income housing

Clark County proposes to undertake the purchase/reconstruction/rental of a house in a designated block group in Springfield Township adjacent to the City of Springfield. This home will be acquired and reconstructed by NHP-GS. It will be reconstructed due to a lack of financial feasibility and safety concerns in renovating the property. NHP-GS shall purchase the property in its name and financed by the County NSP 3 funds. NHP-GS will prepare work specifications and cost estimates for the reconstruction of the property to the standards adopted by the County, suitable for the DD population, and in accordance with NSP 3 regulations. NHP-GS will bid the proposed demolition and reconstruction with the County having final approval for contractor selection. NHP-GS will be responsible for construction management including periodic inspection and the County will provide for all legally required inspections and final approval of work.

NHP-GS will then, on behalf of Clark County, donate the home to The Housing Connection of Clark County, Inc. – a nonprofit agency experienced at providing assisted housing for persons with developmental disabilities in the County. Upon completion of the reconstruction of the unit, Housing Connection, in conjunction with Clark County Board of Developmental Disabilities, will identify tenants for this unit. It is estimated that there will be one tenant per bedroom. The reconstructed house is expected to be a two bedroom home. Thus, a two-bedroom house would provide permanent housing for two DD tenants. As noted elsewhere, this block group is located near the sheltered workshop for the developmentally disabled. This is one of the particular attractions of this area for this housing.

Since the rental income is restricted to an amount affordable to 50% of median income for a two bedroom home, there is only sufficient rental income to pay maintenance and operating expenses – and not a bank mortgage. Thus, the County will take a first position mortgage for the amount of the total investment in the property (property acquisition, reconstruction costs, developer's fees, environmental review, and all other fees).

The reconstructed house will be provided with a 20-year, 0%, non-amortizing, first mortgage beginning on the date of donation to Housing Connection. No payments will be required. Repayment of the total project cost will be required if, within the mortgage timeframe, the house is no longer used for housing for very low income developmentally disabled residents or charges a total rent for the home that is not affordable to a very low income household. Housing Connection will provide the County documentation of tenant income in advance of leasing any room in the home to that resident during the affordability period, as well as the total rent to be charged for the home.

As noted in the Program Summary, the County must expend 25% of the NSP 3 grant and program income to benefit households up to 50% of the median income of the area. Developmentally disabled assisted persons all qualify both as a designated group (handicapped) and by income since virtually all are on SSI, and many have Section 8 vouchers. The County has budgeted \$294,777 of NSP3 funds, over 25% of its allocation, for housing for those earning less than 50% of median income. The house will have additional features appropriate for developmentally disabled residents earning less than 50% of median. The activity will make available dwelling units available to persons whose incomes are up to 50% of the area median income.

Proceeds of Sale

There will be no proceeds from sale from Activity 2, since the rent levels affordable to households earning below 50% of median income do not provide sufficient cash flow, after payment of maintenance and operating expenses, to enable a mortgage for the purchaser (Housing Connection) to use at sale.

Activity Benefits

Continued affordability is assured via the 20-year mortgage for the total investment in the property (property acquisition, reconstruction costs, developer's fees, environmental review, and all other fees). Also, ownership by an organization committed to providing housing for handicapped persons also assures continued affordability. The proposed activity will address local market conditions by absorbing, vastly improving (through reconstruction), and renting to income eligible households a vacant, abandoned or foreclosed single family housing unit in an area which is relatively stable, but experiencing a growing problem with mortgage foreclosures. It will support current relatively stable prices, fill and upgrade vacant units, and stabilize and improve overall property values in the area.

Beneficiaries will be handicapped person(s) who will be provided decent, safe and sanitary rental housing. The activity will produce a reconstructed dwelling unit for developmentally disabled persons whose income is below 50% of the area median income. An added benefit is that there would not be other housing in this neighborhood affordable to households earning less than 50% of median income without the NSP3 housing support, particularly those with developmental disabilities.

The actual target area of one primarily residential block group has virtually no commercial enterprises. All of Clark County is deemed to be the appropriate Section 3 and vicinity area for hiring and use of local small businesses. NHP-GS and Housing Connection have all local staff; they will use local Realtors and maintenance firms on acquired property. The County present list of rehabilitation and reconstruction contractors includes local firms who hire local persons to work on projects. Contractors will be required to submit Section 3 hiring plans and, to the maximum extent feasible, hire income qualified persons from Clark County. These activities support the intent of the Frank-Dodd Act by initiating neighborhood stabilization goals to reduce slum and blight in neighborhood impacted by foreclosure through the acquisition of foreclosed and abandoned properties that will be used as rental property for developmentally disabled adults who earn up to 50% of median income, thereby providing affordable housing and stabilizing depreciating housing values in the existing targeted neighborhood.

Program Administration:

These funds will be used for payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities including salaries, wages and related costs for all staff engaged in program administration. All costs will be paid in accordance with 24 CFR 570.205 and include all categories included for allowable charges to program administration.

Organizations Carrying out Activities:

Clark County will use an experienced nonprofit developer, NHP-GS to assist as partners in carrying out all activities. Clark County will maintain full control of the grant activities and funding but will rely on the non-profit partner to develop, rehabilitate/reconstruct and market and sell the unit produced for homeownership and will rehabilitate/reconstruct the two rental homes and donate them to Housing Connections to be rented to very low income developmentally disabled residents.

Pertinent information for each partner follows:

Acquisition/Rehabilitation (or reconstruction)/Resale for both homeownership and rental housing: Neighborhood Housing Partnership of Greater Springfield, 527 E. Home Road, Springfield OH 45503; Tina M. Koumoutsos, Executive Director, (937) 322-4623, tkoumoutsos@springfieldnhp.org

Ownership of Two Homes to be used for housing for very low income Developmentally Disabled Residents: The Housing Connection of Clark County, Inc., 2160 Old Selma Road, Springfield OH 45505; Robin Short, Executive Director, (937) 525-7474, rshort@tacind.com

Program Administration:

Clark County Community Development, 3130 E. Main Street, Suite 1A, Springfield Ohio 45505; David Fleck, Development Planner, (937) 521-2184, dfleck@clarkcountyohio.gov

Ensuring Continued Affordability:

As set forth in 24 CFR 92.252 (rental) and CFR 92.254 (ownership), The activity will produce at least five extensively renovated single-family dwelling units whose continued affordability will be assured by a second mortgage in the name of Clark County which shall be for a term in keeping with the amount of program subsidy, likely 5 years. The activity will produce at least two extensively renovated or reconstructed two bedroom homes for rental housing. Continued affordability will be assured by a fist

position mortgage in the name of Clark County which shall be for a term of 15 years for the renovated home and 20 years for the reconstructed home.

Any recaptured funds from resale or violation of NSP3 requirements during ownership will be used to enable affordability for additional home(s).

Definition of Blighted Structure:

As defined in Section 1.08 of the Ohio Revised Code.

Definition of Affordable Rents:

As set forth in 24 CFR 92.252: Rents should not exceed 30% of the gross Section 8 income level for the Clark County area (minus utility allowance).

Housing Rehabilitation/New Construction Standards:

The minimum housing rehabilitation/reconstruction standard for the Clark County NSP 3 program shall be the HUD HQS. That said, it is the intent of the County to achieve a much higher standard of rehabilitation. The County will use the much more stringent Ohio Residential Rehabilitation Standards as a guide which it will attempt to achieve. These are the standards the County is required to use for rehabilitation under the State funded Community Housing Improvement Program (CHIP). These standards, except those that can only be met in new construction projects, will be achieved for the NSP3 assisted housing. Clark County also follows the 2006 Residential Code of Ohio.

All gut replacement, reconstruction or new construction will meet the HUD standard for Energy Star Qualified New Homes version 3. Other rehabilitation will meet these standards to the extent applicable to the rehabilitation work undertaken. For example, appliances, if replaced, will be Energy Star-46 labeled products. Water efficient toilets, showers and faucets, if replaced, must be installed.

Vicinity Hiring:

All of Clark County is deemed to be the appropriate Section 3 and vicinity area for hiring and use of local small businesses due to the lack of commercial enterprises located in the vicinity of the target areas. Both the nonprofit developer, NHP-GS and the General Contractor(s) selected to complete the renovation/reconstruction work will be required to submit Section 3 and vicinity hiring plans and, to the maximum extent feasible, hire currently or recently low income employees from Clark County.

Procedures for Preferences for Affordable Rental Dev.:

The County has elected to use the funds for the minimum 25% set-aside to purchase and rehabilitate two units of property which will be used for rental for Developmentally Disabled adults in Clark County.

Grantee Contact Information:

David Fleck, Grants Coordinator, Clark County Community Development, 3130 E. Main Street, Suite 1A, Springfield OH 45505 Phone: (937) 521-2182 Fax: (937) 328-2621

E-mail: <u>dfleck@clarkcountyohio.gov</u>

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Acquisition/Rehabilitation/Resale	2-71401-11-NHP	Rehabilitation-LMMI
2	Acquisition/Rehabilitation/Renta	2-71401-12-HC	Rehabilitation-25% SA
3	Acquistion/Reconstruction/Rental	2-71401-13-HC	Reconstruction-25% SA
4	Administration	1-71101-10-WAGES	Salaries
4	Administration	2-71110-10-PERS	PERS Contribution-Salaries
4	Administration	3-71113-10-MEDC	Medicare Contribution-Salaries
4	Administration	4-71900-00-EXP	Other Expenses
4	Administration	5-71401-00-CONSVC	Contract Services-Other
9999	Restricted Balance		No activities in this project

Activities

1-71101-10-WAGES **Grantee Activity Number:**

Salaries Activity Title:

Activity Type: Activity Status: Underway

Administration

Project Number: 4 Total Budget, Program Funds: \$42,000.00 **Projected Start Date:**

Administration Projected End Date: 03/07/2014

03/07/2011 Other Funds Total: \$ 0.00

National Objective: Not

Environmental Assessment: \$42,000.00 Applicable - (for

EXEMPT Planning/Administration or Unprogrammed

Project Title:

Benefit Report Type: NA

Organization carrying out Activity: Clark County Community Activity is being carried out by Grantee:

Development Yes

Activity is being carried out through: Grantee Employees

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed

Clark County Community Development Local Government \$42,000

Location Description:

Clark County Community Development office-local government, located at 3130 E. Main Street, Suite 1A, Springfield OH

45505.

Activity Description:

Salary costs for Development Planner and supporting administrative/clerical staff. These funds will be used for payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities including salaries, wages and related costs for all staff engaged in program administration. All costs will be paid in accordance with 24 CFR 570.205 and include all categories included for allowable charges to program administration.

Activity Comments: No comments

Grantee Activity Number: 2-71110-10-PERS Activity Title:

PERS Contribution-Salaries

Activity Type: Administration Activity Status: Under Way

End Date: 03/07/2014 **Project Number:**

Total Budget, Program Funds: \$6.000.00 **Projected Start Date:** 03/07/2011 **Other Funds Total:** 0.00

Environmental Assessment:

National Objective: Not

Applicable - (for Planning/Administration or Un-

programmed)

Project Title: Administration

Projected

EXEMPT

Total Funds Amount: \$6,000.00

Benefit Report Type: NA

Activity is being carried out by Grantee: Organization carrying out Activity: Clark County Community

Yes Development

Activity is being carried out through: Grantee Employees

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed

Clark County Community Development Local Government \$6,000

Location Description: Clark County Community Development offices.

Activity Description:

Reciprocal PERS contributions for Development Planner and administrative/clerical staff working on NSP 3 grant. (Public Employees Retirement System). These funds will be used for payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities including salaries, wages and related costs for all staff engaged in program administration. All costs will be paid in accordance with 24 CFR 570.205 and include all categories included for allowable charges to program administration.

Activity Comments: No comments

Grantee Activity Number: 2-71401-11-NHP Activity Title: Rehabilitation LMMI

Activity Type: tation/reconstruction of residential s

Rehabili Activity Status: Under way

Project Number: 1 Environmental Assessment: Underway

Total Funds Amount: \$ 700.000

Projected Start Date:

03/07/2011

National Objective: LMMI: Low, Moderate and Middle Income

National Objective **Project Title:**

Acquisition/Rehabilitati

on/Resale

Projected End

Date: 03/07/2014

Total Budget, Program Funds: \$700,000

Other Funds Total: \$0.00

tation/reconstruction of residential structures

Benefit Report Type:

(Households)

Proposed Beneficiaries Total Mod Low Low/Mod% # Owner Households \cap \cap

Direct

# of Households	5	0.00
Proposed Accomplishments # of Single family Units	Total 5	
# of Housing Units	5	
Activity funds eligible for DREF (Ike Only)		
#Units other green		
#Units deconstructed		
#Sites re-used	5	
#Units exceeding Energy Star		
#Units with bus/rail access		
#Low flow showerheads	5	
#Low flow toilets	5	
#Units with solar panels		
#Dishwashers replaced	5	
#Clothes washers replaced	5	
#Refrigerators replaced	5	
#Light fixtures (outdoors) replaced	10	
#Light Fixtures (indoors) replaced	30	
#Replaced hot water heaters	5	
#Replaced thermostats	5	
#Efficient AC added/replaced	5	
#High efficiency heating plants		
#Additional Attic/Roof Insulation	5	
#Energy Star Replacement Windows	50	
# of Properties	5	

Activity is being carried out by Grantee:

Organization carrying out Activity: Neighborhood Housing Partnership of Greater Springfield

Activity is being carried out through:

Grantee Selected Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

Neighborhood Housing Partnership - Greater Springfield

Developer

\$700,000.00

Location Description:

Park Layne Manor Subdivision located in Census Tract 002901, Block Group 1, 3 and 4. Clark County proposes to use most of its NSP 3 funds to undertake the purchase/rehabilitation/resale of five single family homes in the three block groups identified in Bethel Township. This unincorporated area is just south of the City of New Carlisle, and is known as Park Layne Manor.

The actual target area for this activity has one commercial enterprise, a small convenience store. The remainder is residential. All of Clark County is deemed to be the appropriate Section 3 area for hiring and use of local small businesses. Clark County is using nonprofit developer NHP-GS, which has all local staff; they will use local Realtors and, where feasible, local general contractors and sub-contractor firms on acquired property. The County's present list of rehabilitation contractors is all local firms who hire local persons to work on projects. Both Developer and General Contractors will be required to submit Section 3 hiring plans and, to the maximum extent feasible, hire employees from Clark County.

Activity Description:

Acquisition/Rehabilitation/Resale, 24 CFR 570.201(a)(b)(i)(n), 24 CFR 570.202; Rehabilitation of five (5) vacant, foreclosed or abandoned properties for resale to LMMI buyers. The County will partner with the experienced Neighborhood Housing Partnership of Greater Springfield to carry out Activity 1. NHP-GS will provide required housing counseling for households purchasing units under this program. In carrying out this activity in the selected block groups, the County will assist NHP-GS to identify and pursue the purchase of abandoned or foreclosed property as defined in the NSP 3 regulations. NHP-GS shall purchase the property in its name financed by the County NSP 3 funds. NHP-GS will prepare work specifications and cost estimates for the rehabilitation of the property to the standards adopted by the County, and in accordance with NSP 3 regulations. NHP-GS will bid the proposed construction project with the County having final approval for contractor selection. NHP-GS will be responsible for construction management including periodic inspection and the County will provide for all legally required inspections and final approval of work. NHP-GS will, during rehabilitation and afterward, market the property to households with an income of up to 120% of the area median income. A local Realtor will be engaged to assist in this endeavor. Upon sale, the County will take a 2nd mortgage for the subsidy involved in the sale. The second mortgage amount will be the difference between the a) the lesser of total development costs or the after-rehabilitation appraised value of the home; and b) the final purchaser accepted sales price. This is likely to be less than \$15,000 for each home. If the NSP3 second mortgage amount is \$15,000 or below, the second mortgage will be a 0% 5 year forgivable (1/60th of the second mortgage amount forgiven each month) non-amortizing mortgage. If the amount is between \$15,001 and \$40,000, the NSP3 second mortgage will be a 0% 10 year forgivable (1/120th of the second mortgage amount forgiven each month) non-amortizing mortgage. No payments will be required as long as the house is used as the homebuyer's primary residence. Any balance of the second mortgage will be paid from net proceeds upon resale, if resold within the affordability period and otherwise forgiven after 5 years

Proceeds from Sale

The proceeds received for the sale of the first of the five homes to be assisted with NSP3 funding will be returned to the County as program income and used for purposes permitted under the NSP3 program and regulations. The County would retain 10% of program income for program administration. 25% of the Program Income will be used for NSP3 eligible projects serving households earning less than 50% of median income.

The Proceeds from the Sale of the remaining four NSP3 assisted homes will be retained by the nonprofit NSP3 developer, Neighborhood Housing Program of Greater Springfield (NHP-GS) to be used for affordable housing purposes. More specifically, the proceeds from sale will be used by NHP-GS to establish an emergency home repair loan fund for low and moderate income homeowners (earning up to120% of median income) living in Clark County. . If needed, a small portion of the proceeds may be used to assist in the rehabilitation of an NSP3 home serving households earning at or less than 50% of area median income. The program guidelines and procedures will be reviewed and approved by the County previous to Revolving Loan Fund implementation.

Activity	Comments:
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No	com	me	nts

Grantee Activity Number: 2-71401-12-HC Activity Title: Acquisition/Rehabilitation -Rental - Minimum 25% set aside for households earning less than 50% of median income

Activity Type:

Rehabilit

ation/reconstruction of residential structures

Activity Status: Underway

Total Funds Amount: \$89,777 (plus program income)

Project Number: 2

Projected Start Date: 03/07/2011 National Objective: LH25: Funds targeted for housing for households whose incomes are less than 50% of median income

Project Title:

Acquisition/Rehabilitation/Rental Projected End Date: 03/07/2014 **Total Budget, Program Funds:** \$89,777 (plus program income)

Other Funds Total:

\$

Environmental Assessment: Completed

Benefit Report Type:

Proposed Tota IM Low/Mod% Beneficiaries I (0 100.00 100.00

Proposed Tota # of Single family 1 # of Housing 1 **Activity funds #Units other** 1 #Units #Sites re-used **#Units exceeding #Units with** 1 #Low flow 1 #Low flow toilets 1 **#Units with solar** #Dishwashers 1 #Clothes 1 #Refrigerators 1 #Light fixtures 2 **#Light Fixtures** 7 #Replaced hot #Replaced 1 #Efficient AC 1 #High efficiency #Additional 1 #Energy Star 5 # of Properties 1

Activity is being carried out by Grantee:

Organization carrying out Activity:

Neighborhood Housing Partnership – Greater Springfield

Activity is being carried out through:

County selected Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed

Neighborhood Housing Partnership of Greater Springfield

Developer \$89,777 (+ prgm income)

Location Description:

Sunnyland Subdivision, Census Tract 1000.02 in Springfield Township. Upon completion of the rehabilitation of the unit, Housing Connection, in conjunction with Clark County Board of Developmental Disabilities, will identify tenants for the home. It is estimated that there will be one tenant per bedroom. Thus, a two-bedroom house would provide permanent housing two DD tenants. As noted elsewhere, this block group is located near the sheltered workshop for the developmentally disabled. This is one of the particular attractions for this area for this type of housing.

Activity Description:

Acquisition/Rehabilitation /Rental – 50% of median income housing: Clark County proposes to undertake the purchase/rehabilitation/rental of a single-family dwelling unit in designated block group in Springfield Township adjacent to the City of Springfield. This home will be acquired and rehabilitated by NHP-GS. NHP-GS shall purchase the property in its name financed by the County NSP 3 funds. NHP-GS will prepare work specifications and cost estimates for the rehabilitation of the property to the standards adopted by the County, suitable for the DD population, and in accordance with NSP 3 regulations. NHP-GS will bid the proposed construction project with the County having final approval for contractor selection. NHP-GS will be responsible for construction management including periodic inspection and the County will provide for all legally required inspections and final approval of work.

NHP-GS will then donate the home to The Housing Connection of Clark County, Inc.; a nonprofit agency experienced at providing assisted housing for persons with developmental disabilities in the County. Upon completion of the rehabilitation of the unit, Housing Connection, in conjunction with Clark County Board of Developmental Disabilities, will provide tenants for this unit. It is estimated that there will be one tenant per bedroom. The house is expected to be a two bedroom home. Thus, a two-bedroom house would provide permanent housing for two DD tenants. As noted elsewhere, this block group is located near the sheltered workshop for the developmentally disabled. This is one of the particular attractions for this area for this type of housing.

Since the rental income is restricted to an amount affordable to 50% of median income for a two bedroom home, there is only sufficient rental income to pay maintenance and operating expenses – and not a bank mortgage. Thus, the County will take a first position mortgage for the total investment in the property (property acquisition, rehabilitation costs, developer's fees, environmental review, and all other fees). There will be no proceeds at sale or program income for the home for the Developmentally Disabled. The first mortgage amount for each home is expected to be over \$40,000.

Any renovated house will be provided with 15-year, forgivable, 0%, non-amortizing first position mortgage. No payments will be due unless the project is in violation of its Regulatory Agreement requirements to document the income of new tenants and provide to the County in advance of lease indicating that their income is less than 50% of median income and that the rent for the home is less than 30% of 50% of median income: in which case, the total cost investment in the property (property acquisition, rehabilitation costs, developer's fees, environmental review, and all other fees) would become due to the County.

As noted in Activity 1, the County must expend 25% of the NSP 3 grant and Program Income to benefit households up to 50% of the median income of the area.

Developmentally disabled assisted persons all qualify both as a designated group (handicapped) and by income since virtually all are on SSI, and many have Section 8 vouchers. Twenty five percent of the NSP 3 grant is \$276,327, though the County intends on spending and is budgeting \$294,777 (plus program income) for set-aside activities (over 26% of its NSP3 allocation). The budgeted amount should be sufficient to provide renovated/reconstructed dwelling units at an average cost of approximately \$155,000 each. This particular activity will make available an extensively renovated single-family dwelling unit to persons whose income is below 50% of the area median income. Depending on bedroom size this should provide housing for two Developmentally Disabled persons.

Continued affordability is assured via the 15-year mortgage for the total investment in the property (property acquisition, rehabilitation costs, developer's fees, environmental review, and all other fees. Also, ownership by an organization committed to providing housing for handicapped persons also assures continued affordability. The proposed activity will address local market conditions by absorbing, vastly improving, and renting to income eligible households a vacant, abandoned or foreclosed single family housing unit in an area which is relatively stable, but experiencing a growing problem with mortgage foreclosures. It will support current relatively stable prices, fill and upgrade a vacant unit, and stabilize and improve overall property values in the area. Beneficiaries will be handicapped person(s) who will be provided decent, safe and sanitary rental housing. The activity will produce a renovated dwelling unit for DD persons whose income is up to 50% of the area median income. The actual target area of one primarily residential block group has virtually no commercial enterprises.

All of Clark County is deemed to be the appropriate Section 3 and vicinity area for hiring and use of local small businesses. NHP-GS

and Housing Connection have all local staff; they will use local Realtors and maintenance firms on acquired property. The County's present list of rehabilitation contractors includes local firms who hire local persons to work on projects. Contractors will be required to submit Section 3 hiring plans and, to the maximum extent feasible, hire income qualified persons from Clark County. These activities support the intent of the Frank-Dodd Act by initiating neighborhood stabilization goals to reduce slum and blight in neighborhood impacted by foreclosure through the acquisition of foreclosed and abandoned properties that will be used as rental property for developmentally disabled adults who are income eligible, thereby providing affordable housing and stabilizing depreciating housing values in the existing targeted neighborhood.

Organization Carrying out Activities: Clark County will use an experienced nonprofit developer, NHP-GS to assist as partners in carrying out all activities. Clark County will maintain full control of the grant activities and funding but will rely on the non-profit partner to develop, reconstruct and donate the house to Housing Connections to be rented to very low income developmentally disabled residents.

Grantee Activity Number: 2-71401-13-HC Activity Title: Acquisition/Reconstruction – Rental – Minimum 25% set aside for households earning less than 50% of median income

Activity Type: residential structures

Reconstruction of Activity Status: Underway

Total Funds Amount:\$ 205,000

Project Number: 3

Projected Start Date: 03/07/2011

National Objective: LH25: Funds targeted for housing for households whose incomes are less than 50% of median income

Project Title:

Acquisition/Rehabilitation/Rental
Projected End Date: 03/07/2014
Total Budget, Program Funds:

\$205,000

Other Funds Total: \$

0

Environmental Assessment: Completed

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries		LM	Low/Mod%
# Renter Households	(00	100 00
# of Households		1	100.00

Proposed Accomplishments To # of Single family Units # of Housing Units 1 Activity funds eligible for DREF (Ike #Units other green 1 **#Units deconstructed** #Sites re-used **#Units exceeding Energy Star** #Units with bus/rail access 1 #Low flow showerheads 1 #Low flow toilets 1 **#Units with solar panels** #Dishwashers replaced 1 #Clothes washers replaced 1 #Refrigerators replaced 1 2 #Light fixtures (outdoors) replaced #Light Fixtures (indoors) replaced 7 #Replaced hot water heaters 1 #Replaced thermostats 1 #Efficient AC added/replaced 1 #High efficiency heating plants #Additional Attic/Roof Insulation 1 **#Energy Star Replacement Windows** 5 # of Properties

Activity is being carried out by Grantee:

Organization carrying out Activity:

Neighborhood Housing Partnership – Greater Springfield

Activity is being carried out through:

County selected Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed

Neighborhood Housing Partnership of Greater Springfield Developer

Location Description:

Sunnyland Subdivision, Census Tract 1000.02 in Springfield Township. Upon completion of the reconstruction of the unit, Housing Connection, in conjunction with Clark County Board of Developmental Disabilities, will identify tenants for the home. It is estimated that there will be one tenant per bedroom. Thus, a two-bedroom house would provide permanent housing two DD tenants. As noted elsewhere, this block group is located near the sheltered workshop for the developmentally disabled. This is one of the particular attractions for this area for this type of housing.

Activity Description:

Acquisition/Reconstruction/Rental – 50% of median income housing: Clark County proposes to undertake the purchase/reconstruction/rental of a single-family dwelling unit in designated block group in Springfield Township adjacent to the City of Springfield. This home will be acquired and reconstructed by NHP-GS due to the financial incongruence relative to rehabilitation of this particular property. NHP-GS shall purchase the property in its name, financed by the County NSP 3 funds. NHP-GS will prepare work specifications and cost estimates for the reconstruction of the property to the standards adopted by the County, suitable for the DD population, and in accordance with NSP 3 regulations. NHP-GS will bid the proposed construction project and demolition with the County having final approval for contractor selection. NHP-GS will be responsible for construction management including periodic inspection and the County will provide for all legally required inspections and final approval of work.

NHP-GS will then donate the home to The Housing Connection of Clark County, Inc.; a nonprofit agency experienced at providing assisted housing for persons with developmental disabilities in the County. Upon completion of reconstruction of the unit, Housing Connection, in conjunction with Clark County Board of Developmental Disabilities, will provide tenants for this unit. It is estimated that there will be one tenant per bedroom. The house is expected to be two bedroom home. Thus, a two-bedroom house would provide permanent housing for two DD tenants. As noted elsewhere, this block group is located near the sheltered workshop for the developmentally disabled. This is one of the particular attractions for this area for this type of housing.

Since the rental income is restricted to an amount affordable to 50% of median income for a two bedroom home, there is only sufficient rental income to pay maintenance and operating expenses – and not a bank mortgage. Thus, the County will take a first position mortgage for the total investment in the property (property acquisition, rehabilitation costs, developer's fees, environmental review, and all other fees). There will be no proceeds at sale or program income for the home for the Developmentally Disabled. The first mortgage amount for each home is expected to be over \$40,000.

Any Reconstructed house will be provided with a 20-year, 0%, non-amortizing, first position mortgage. No payments will be due unless the project is in violation of its Regulatory Agreement requirements to document the income of new tenants and provide to the County in advance of lease indicating that their income is less than 50% of median income and that the rent for the home is less than 30% of 50% of median income: in which case, the total cost investment in the property (property acquisition, rehabilitation costs, developer's fees, environmental review, and all other fees) would become due to the County.

As noted in Activity 1, the County must expend 25% of the NSP 3 grant and Program Income to benefit households up to 50% of the median income of the area.

Developmentally disabled assisted persons all qualify both as a designated group (handicapped) and by income since virtually all are on SSI, and many have Section 8 vouchers. Twenty five percent of the NSP 3 grant is \$276,327, though the County intends on spending and is budgeting \$294,777 (plus program income) for set-aside activities (over 26% of its NSP3 allocation). The budgeted amount should be sufficient to provide renovated/reconstructed dwelling units at an average cost of approximately \$155,000 each. This particular activity will make available a reconstructed, single-family dwelling unit to persons whose income is below 50% of the area median income. Depending on bedroom size, this should provide housing for two Developmentally Disabled persons.

Continued affordability is assured via the 20-year mortgage for the total investment in the property (property acquisition, rehabilitation costs, developer's fees, environmental review, and all other fees). Also, ownership by an organization committed to providing housing for handicapped persons also assures continued affordability. The proposed activity will address local market conditions by absorbing, reconstructing, and renting to an income eligible household a vacant, abandoned or foreclosed single family housing unit in an area which is relatively stable, but experiencing a growing problem with mortgage foreclosures. It will support current relatively stable prices, fill and upgrade a vacant unit, and stabilize and improve overall property values in the area. Beneficiaries will be handicapped person(s) who will be provided decent, safe and sanitary rental housing. The activity will produce a reconstructed dwelling unit for DD persons whose income is up to50% of the area median income. The actual target area of one primarily residential block group has virtually no commercial enterprises.

\$205,000

All of Clark County is deemed to be the appropriate Section 3 and vicinity area for hiring and use of local small businesses. NHP-GS and Housing Connection have all local staff; they will use local Realtors and maintenance firms on acquired property. The County's present list of reconstruction contractors includes local firms who hire local persons to work on projects. Contractors will be required to submit Section 3 hiring plans and, to the maximum extent feasible, hire income qualified persons from Clark County. These activities support the intent of the Frank-Dodd Act by initiating neighborhood stabilization goals to reduce slum and blight in neighborhood impacted by foreclosure through the acquisition of foreclosed and abandoned properties that will be used as rental property for developmentally disabled adults who are income eligible, thereby providing affordable housing and stabilizing depreciating housing values in the existing targeted neighborhood.

Organization Carrying out Activities: Clark County will use an experienced nonprofit developer, NHP-GS to assist as partners in carrying out all activities. Clark County will maintain full control of the grant activities and funding but will rely on the non-profit partner to develop, reconstruct and donate the house to Housing Connections to be rented to very low income developmentally disabled residents.

Grantee Activity Number: MEDC Medicare Contribution-Salaries

3-71113-10 Activity Title:

Activity Type: Activity Status: Underway

Administration

Project Number: 4 Project Title: Program Funds:

Projected Start Date: 03/07/2011 Administration Projected \$1,000

National Objective: Not Applicable - (for End Date: 03/07/2014 Total: \$0.00

Planning/Administration or Unprogrammed

Total Budget, EXEMPT

Environmental Assessment: Total Funds Amount: \$1,000.00

Benefit Report Type: NA

Activity is being carried out by Grantee: Activity is being carried out through: Grantee Employees

Yes

Organization carrying out Activity: Clark

County Community Development

Proposed budgets for organizations carrying out Activity:

Clark County Community Development Local Government \$1,00

Location Description:

Clark County Community Development office-local government.

Activity Description:

Reciprocal Medicare contribution for salaries of staff working on NSP 3 grant. These funds will be used for payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities including salaries, wages and related costs for all staff engaged in program administration. All costs will be paid in accordance with 24 CFR 570.205 and include all categories included for allowable charges to program administration.

4-71900-00-EXP Activity Title: Other Expenses **Grantee Activity Number:**

Activity Status: Underway Activity Type:

Administration

Project Number: 4 Environmental Assessment: EXEMPT

Total Funds Amount: \$40,000.00

Projected Start Date:

03/07/2011

National Objective: Not

Applicable - (for

Planning/Administration or

Unprogrammed

Project Title: Administration

Projected End Date:

03/07/2014

Total Budget, Program

Funds: \$40,000

Other Funds Total: \$0

Benefit Report Type: NA

Organization carrying out Activity: Clark County Community Activity is being carried out by Grantee:

Development Yes

Activity is being carried out through: Grantee Employees

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed \$40,000 Local Government

Clark County Community Development

Location Description: Clark County Community Development-local government office.

Activity Description:

Allowable administrative expenses under 24 CFR 570.206 in support of delivery of NSP 3 grant activities including marketing, advertising, legal ads and notification and other supplies and services necessary to carry out the activities of the grant. These funds will be used for payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities including salaries, wages and related costs for all staff engaged in program administration. All costs will be paid in accordance with 24 CFR 570.205 and include all categories included for allowable charges to program administration.

Grantee Activity Number: Activity Title: Contract Services-Other

5-71401-00-CNSCV

Activity Type: Administration Activity Status: Underway

Project Number: 4 Environmental Assessment: EXEMPT

Total Funds Amount: \$21,529.00

Projected Start Date:

03/07/2011

National Objective: Not Applicable - (for Planning/Administration or Unprogrammed

Project Title:

Administration

Projected

End Date: 03/07/2014

Total Budget, Program Funds: \$21,529.00 Other Funds Total:

\$ 0.00

Benefit Report Type: NA

Activity is being carried out by Grantee: County Community Development

Yes Activity is being carried out through: Grantee Employees

Organization carrying out Activity: Clark

Proposed budgets for organizations carrying out Activity:

Responsible OrganizationOrganization TypeProposedClark County Community DevelopmentLocal Government\$21,529.00

Location Description: Clark County Community Development Department - local government office.

Activity Description:

Contract services for consultant assistance in delivering NSP 3 activities as allowed by 24 CFR 570.206. These funds will be used for payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities including salaries, wages and related costs for all staff engaged in program administration. All costs will be paid in accordance with 24 CFR 570.205 and include all categories included for allowable charges to program administration.

Action Plan Comments:

- Reviewer Plan approved TB 3/30/11
- Reviewer Grantee transferred information from submitted hard copy plan with grant agreement signed on 3/7/2011 to DRGR Action Plan. DRGR Action Plan is acceptable. -OA 3/29/2011
- Reviewer DRGR Action Plan is rejected as the DRGR Action Plan has the following issues: Missing summary of citizens comments; in the summary of the distribution of funds, vacant properties are not eligible for acquisition and rehab; missing related CDBG citations under each activity; definition of continued affordability should be the same as that stated in the hard copy plan; there are duplicate activity descriptions; 25% set-aside activity description is miss located in the activity location. -OA 3/28/2011
- Reviewer DRGR Action Plan is rejected as the jurisdiction did not transfer the following information from the submitted hard copy plan with agreement signed on 3/7/2011 to the DRGR Action Plan: 1) Data source used to determine the areas of greatest needs, 2) How the areas of greatest needs were established, 3) How the activities fulfill the requirements of the Recovery Act, as amended, 4) Public participation plan and summary of citizen comments, 5) Citation of related CDBG activity for each activity listed, 6) Activity descriptions, and 7) organization carrying out the activity. Acquisition and Rehab are currently separate activities; in this case, acquisition should not be reported as Direct Benefit. Recommend that jurisdiction collapse Acquisition and Rehab into one activity. 25% Set-aside should be reported as Low under Benefit Report Types. -OA 3/18/2011
- Reviewer This DRGR Action Plan is rejected. Grantee did not transfer all the required information from the submitted revised copy of the NSP3 Plan, which the agreement was signed on 3/9/2011, to this DRGR Action Plan. -OA 3/10/2011

Action Plan History

No History Found